

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
January 10, 2022**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

William Smeltzer Vice-Chairman
Charles Allwein, Sr Member
William Tice Member
Cheri Grumbine Township Manager

Absent: Darlene Martin Chairperson
Kevin George Member

Also, in attendance was Erika Sheibley recording secretary, Alex Kinzey with SESI representing Community Homes of Lebanon County, and a few members of the public.

The Pledge of Allegiance was recited.

REORGANIZATION OF MEMBERS

- Darlene Martin as Chairperson
- William Smeltzer as Vice- Chair
- Charles Allwein, Sr as a Member
- William Tice as a Member
- Kevin George as a Member

MOTION: was made and seconded to maintain the same officers listed above for 2022. Motion unanimously carried.

MEETING MINUTES from November 8th , 2021, are ready for action.

MOTION was made and seconded to approve the November 8th , 2021, Planning Commission meeting minutes. Motion unanimously carried.

PUBLIC COMMENTS

None

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW/ STORMWATER PLANS FOR RECOMMENDATION TO BOARD

A.) Mapledale Estates FINAL Subd Land Dev Plan

Date Submitted: 3/24/2021

Location: East Maple Street

Engineer: Pioneer Mngmt LLC

This plan shows 38-single family detached residential lots, previously approved as a Preliminary Plan. This item was tabled as there was no clean letter from County Planning.

B.) Caliber Capital, LLC Pre/Fin Land Dev

Location: 1333 E. Lehman St

This plan is for a single tunnel system car wash with 19 vacuum/ self-serve bays. This plan was tabled per request made by the engineer.

Date Submitted: 10/28/2021

Engineer: Bohler

PLANS ON HOLD WITH LCPD**A.) Always Bagels, Inc. Pre/Fin Land Dev Pl**

Location: 3010 Hanford Dr

This plan is for a freezer expansion and a driveway addition. No additional updates were provided. This plan is on hold per request of the engineer.

Date Submitted: 6/02/2021

Engineer: SESI

B.) Phase 4 Crossings at Sweet Briar Final Subd Land Dev

Location: West of Briar Rose Ave

This is the final phase of the Crossings at Sweet Briar Development. This final phase is for 61 lots consisting of 58 lots with single family dwellings and 3 open space lots.

Date Submitted: 7/06/2021

Engineer: Pioneer Mngmt LLC

C.) 3631 Hill Church Rd Stormwater Plan

Location: 3631 Hill Church Rd

This is a current lot of record with the development of a single-family dwelling and stormwater now being proposed.

Date Submitted: 9/10/2021

Engineer: Dautrich

D.) Lands of David M. Miller Stormwater Plan

Location: 122 W. Brookfield Dr

This lot currently contains a single-family home and is serviced by public sewer and water. An addition to the dwelling and driveway is shown on the plan. This plan is currently on hold until plans are submitted to County Planning.

Date Submitted: 10/06/2021

Engineer: DH Enterprises

E.) Timothy W. and Brenda A. Jones Pre/Fin Lot Add

Location: 2101 Water St

This is for the creation of a new lot with the future intention of building a home on the new lot with a driveway access onto 21st St.

Date Submitted: 10/22/2021

Engineer: Matthew and Hockley

RECEIVING OF NEW PLANS**A.) 2203 West Cumberland St Pre/Fin Land Dev Pl**

Location: 2203 W Cumberland St

This plan is for a 3-tenant commercial building with a drive through window.

Date Submitted: 11/8/2021

Engineer: Snyder Land Dev.

MOTION was made and seconded to receive the 2203 West Cumberland St preliminary/final land development plan. Motion unanimously carried.

B.) East Canal St Pocket Neighborhood Final Land Dev Pl

Location: SS East Canal St

This plan is also known as Community Homes of Lebanon County. This plan is for a 23-unit development consisting of 1- and 2-bedroom units. They will be serviced by public water and sewer.

Date Submitted: 11/8/2021

Engineer: SESI

Mr. Kinzey from Steckbeck Engineering was present and reviewed the plan with the PC members. Some discussion was held regarding the project and comment letters received to date.

MOTION was made and seconded to receive the East Canal St Pocket Neighborhood Final Land Dev Plan. Motion unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

A.) Landmark Builders Appeal – Briar Ridge

B.) 2021 Year End Summary

The 2021 Year End Summary was provided to the Commission members for review. The report will be given to the Board of Supervisors at their next meeting.

MOTION was made and seconded to approve the 2021 Summary. Motion unanimously carried.

C.) Zoning Ordinance Updates

1. Apiary Ordinance

2. Solar Farm Ordinance

The PC members reviewed the draft Apiary Ordinance and discussion was held with Brandon Pockrop from Narrows Drive, as the resident requesting the ordinance. Mr. Pockrop had a few questions that were answered and then stated he is satisfied with the ordinance as written.

The PC members also reviewed the solar farm and discussed was held by the members present.

MOTION was made and seconded to recommend to Sol Leonard to present the Apiary Ordinance and the Solar Farm Ordinance to the Board of Supervisors as draft for advertisement of a public hearing for adoption of both. Motion unanimously carried.

D.) SALDO and Stormwater Reviewing Engineer

At the January 3, 2022, meeting, the Board of Supervisors appointed Steckbeck Engineering as their primary reviewing agent for SALDO and Stormwater plans and ARRO as the alternate reviewing agent.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Erika Sheibley
Recording Secretary